



To: All Rental Housing Tax Credit Partners

Notice: **RED-15-30**

From: Real Estate Department

Date: August 28, 2015 – **Updated September 11, 2015**

Re: **2016 Tax Credit General Set-Aside**

UPDATE: All respondents to the RFQ are invited to present their qualifications to IHCD on Friday, October 2, 2015. The teams will have 15 minutes to present, followed by 10 minutes of questions from IHCD's selection committee. The teams will present in alphabetical order starting at 9:00 AM EST at IHCD's office, with presentations beginning every half-hour. All of the presentations will be open to the public.

A complete presenting order will be released on September 21st. Respondents utilizing PowerPoint for their presentation should email their presentation to Alan Rakowski at arakowski@ihcda.in.gov by 5:00 PM EST on September 30th.

Per the 2016-2017 Qualified Allocation Plan ("QAP"), IHCD will reserve 10% of its annual Rental Housing Tax Credits ("RHTC") for the IHCD General Set-aside. Under this set-aside, IHCD reserves credits for "developments that further the Authority's mission, goals, initiatives, and priorities irrespective of the ranking by evaluation factors." The QAP states that the Authority "will exercise its sole discretion in the allocation of the IHCD General Set-aside."

IHCD is pleased to announce that the 2016 General Set-aside will be used to create innovative developments that combine affordable housing with transportation opportunities and energy efficient design. The purpose of this initiative is to create housing that increases quality of life while decreasing the cost of living for low to moderate income individuals and families. This innovative program has been named "Moving Forward."

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IHCDA has partnered with the Energy Systems Network (www.energysystemsnetwork.com) to identify a team of subject matter experts. These industry experts will work with the developers selected through an RFQ process to help them create an innovative systems approach to housing concepts that collectively focus on transportation models, the built environment, policy and finance issues, and utility systems. Respondents will not submit a housing proposal as part of the RFQ process. The concept will be created later during a series of mandatory workshops and meetings in which IHCDA, ESN, and the assembled subject matter experts will work with the selected development teams. Therefore, selection is based on the qualifications and experience of the development team.

A complete copy the RFQ can be accessed here: <http://www.in.gov/ihcda/movingforward.htm>

Please submit all comments and questions to the attention of Alan Rakowski, Rental Housing Tax Credit Manager, at (317) 233-1220 or arakowski@ihcda.in.gov.

